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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

REPLY TO THE ATTENTION OF

EPA Region 5 Records Ctr.



247945

HSE-5J

MEMORANDUM

DATE: 11/13/1995

SUBJECT: ACTION MEMORANDUM: Request for a Time-Critical Removal Action at the D.C. Franche Metal Coating Site, in Chicago, Cook County, Illinois

FROM: Brad Benning, On-Scene Coordinator
Emergency Response Section II

TO: William E. Muno, Director
Waste Management Division

THRU: Jodi Traub, Associate Division Director
Office of Superfund

Site ID# OZ

I. PURPOSE

The purpose of this memorandum is to obtain your approval to expend up to \$697,800 to conduct a time critical removal action at the D.C. Franche Metal Coating site, an abandoned metal coating and paint manufacturer located in Chicago, Illinois. A removal action is necessary to eliminate the immediate threat to the public health and the environment from exposure to acids, flammable liquids, organic solvents, and heavy metal compounds contained in open vats, tanks, and containers abandoned when the facility closed in January of 1995. The proposed action would remove all hazardous substances and decontaminate the facility to allow redevelopment of the property.

II. SITE CONDITIONS AND BACKGROUND

The CERCLIS ID number for this site is ILD005121736.

A. Site Description

1. Removal site evaluation

A time critical removal is necessary to eliminate the immediate threat posed by the abandonment of a large paint manufacturing facility in January of 1995. A site assessment was conducted on May 4, 1995, and identified approximately 1000 drums and containers throughout the facility containing flammable liquids, paints, and solvents. In addition, the laboratory area contained 3000 to 4000 small containers of laboratory chemicals and paint samples. Spillage of material was observed and solvent fumes were present in the building. Samples were collected and exhibited the RCRA characteristic of ignitability. The company warehouse located in Davenport, Iowa, is currently undergoing a U.S. EPA removal action due to an arson fire.

2. Physical location

The facility occupies approximately 60,000 square feet of an industrial building located at 1401 West Wabansia Avenue in the City of Chicago. The area surrounding the site is a mix of commercial and industrial facilities with limited residential within a quarter mile.

3. Site characteristics

The site operated as a metal coatings and paint manufacturer for over 60 years, providing custom blended paints and coatings to their clients' specifications. The facility includes offices, laboratory, mixing tanks, raw product storage tanks, drum storage, aerosol filling line, outside drum storage bays, and loading dock facilities. The facility closed in January of 1995, and apparently no attempt was made by the owners to remove any of the hazardous substances prior to vacating the building.

4. Release or threatened release into the environment of a hazardous substance, or pollutant or contaminant

As a result of the abandonment, the hazardous substances on site are now considered Resource Conservation and Recovery Act (RCRA) Hazardous Wastes (D001, D002, F001 thru F005). Although minor releases have occurred inside the building, the potential for a major release due to fire and/or explosion is likely due to vandalism or arson. The D.C. Franche warehouse in Davenport, Iowa is currently undergoing a fund-lead removal by Region VII, due to an arson fire earlier this year. Utilities at the plant are shut down and it is only occasionally inspected by the financial

institution that has an interest in the property. The local Fire Department is concerned that the alarm and sprinkler systems may no longer be functioning at the facility.

5. NPL status

The D.C. Franche site is not on the National Priorities List (NPL), and is not likely to be proposed for the NPL.

B. Other Actions to Date

1. Previous actions

The Chicago Fire Department and the Chicago Department of the Environment inspected the facility on April 5, 1995, due to the fire and environmental threat posed by the facility. The United States Environmental Protection Agency (U.S. EPA) conducted a site assessment at the request of the City of Chicago on May 4, 1995, to observe the site conditions and obtain samples to determine the potential threat to human health and the environment.

2. Current actions

U.S. EPA will be initiating enforcement actions to locate the facility owner and operator as potential PRPs and reviewing available information from various local, and state agencies.

C. State and Local Authorities' Roles

1. State and local actions to date

The City of Chicago after inspecting the site has requested that a removal action be undertaken to mitigate the threats posed by the large volume of flammable materials abandoned at this facility. The State EPA has taken no actions to address this site at the present time.

2. Potential for continued State/local response

The City of Chicago has requested Federal assistance to address the site, as IEPA does not have sufficient funds to initiate a State Lead Removal Action at this time. The proposed cleanup activities in this Action Memorandum have been discussed in detail with Joe Schuessler of the City of Chicago Department of Environment (CDOE), and Don Klopke of the Illinois Environmental Protection Agency (IEPA).

III. THREATS TO PUBLIC HEALTH OR WELFARE OR THE ENVIRONMENT, AND STATUTORY AND REGULATORY AUTHORITIES

A. Threats to Public Health or Welfare

The conditions at the D.C. Franche site meet the criteria for a removal action as stated in the National Contingency Plan (NCP), Section 300.415(b)(2).

- * Actual or potential exposure to hazardous substances or pollutants or contaminants by nearby populations or the food chain.

Due to the large volume of flammable liquids and solvents on-site, the potential for a release of toxic vapors to the adjacent building tenants and surrounding neighborhood is significant. Any unauthorized access to the building would pose a direct contact threat due to spilled materials, open vats, drums, and vapors accumulating inside the facility. Hazardous substances identified in the facility include: toluene, xylene, methyl ethyl ketone, acetone, ethylbenzene, and lead. Lead is a human carcinogen that can be absorbed through direct contact and ingestion routes of exposure, resulting in stomach, kidney, and central nervous system ailments. Volatile organic materials pose inhalation, ingestion, and direct contact hazards which can result in irritation to the respiratory tract, eyes, and skin.

- * Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release.

Over 1000 drums, 20 tanks and 3000 to 4000 small containers and lab chemicals have been identified throughout the facility. Label information on many of the containers indicate flammable liquids, and paint related materials. The roof was leaking in numerous areas allowing open drums and tanks to overflow. Vandalism at the site is most likely to result in a release of hazardous substances.

- * Threat of fire or explosion.

Fire and explosion hazard may pose the most significant threat as 90% of the facility's inventory is flammable paints, solvents, and resins. The alarm and sprinkler systems are not functioning and arson was confirmed as the cause of the fire at the Franche facility in Iowa. Samples collected during the site assessment were identified as having the characteristic of ignitability under RCRA. Should unauthorized access to the building occur, the potential for arson remains high.

IV. ENDANGERMENT DETERMINATION

Given the site conditions, the presence of drums and containers of toxic, volatile organic compounds, heavy metals, and flammable liquids. The potential for serious threats to human health and the environment through direct contact, ingestion, inhalation, or fire and explosion is substantial should a release occur. The actual or threatened releases of hazardous substances from this site, if not addressed by implementing the response actions selected in this Action Memorandum, may present an imminent and substantial endangerment to public health, or welfare, or the environment.

V. PROPOSED ACTIONS AND ESTIMATED COSTS

A. Proposed Actions

1. Proposed action description

Actions at the D.C. Franche site will include the removal of all hazardous substances stored in drums, containers, and tanks, and the decontamination of usable equipment and appropriate building surfaces.

Specifically, the following activities are proposed:

- 1) Develop and implement site health, safety, and security measures;
- 2) Develop and implement an air monitoring and sampling program during removal activities;
- 3) Stage, sample, secure, and characterize all liquid and solid material found in drums, tanks, pits, sumps, and containers;
- 4) Decontaminate or dispose of all scrap metal and RCRA-empty drums produced during removal activities;
- 5) Decontaminate affected building walls and floors and perform soil sampling to determine that elevated levels of hazardous substances and contaminants are below U.S. EPA Action Levels; and
- 6) Transport and dispose of all characterized or identified hazardous substances, pollutants, wastes, or contaminants at a RCRA/CERCLA-approved disposal facility in accordance with the U.S. EPA Off-Site Rule 58 F.R. 49200, effective October 22, 1994.

2. Contribution to remedial performance

No further action will be required when the proposed removal action is completed.

3. Description of alternative technologies

Reuse/recycling of hazardous substances at the site will be the preferred option prior to any off-site treatment and disposal. Due to the flammable nature of the material, reuse as a hazardous waste fuel for industrial furnaces and boilers will be the likely disposal option.

4. EE/CA

Not applicable for a time critical removal.

5. Applicable or relevant and appropriate requirements (ARARs)

Federal ARARs determined to be applicable for the site are the RCRA Off-Site Disposal Policy. The State ARAR is the Subtitle G: Waste Disposal Regulations, and the local ARAR would be the Metropolitan Water Reclamation District discharge requirements. To the degree materials are treated on-site, treatment will meet RCRA land disposal restrictions found in 40 CFR Part 268. All applicable or relevant and appropriate requirements (ARARs) will be complied with to the extent practicable.

6. Project schedule

It is estimated that the removal action will require 80 ten-hour on-site working days.

7. Post Removal Site Control

The OSC has begun planning for the provision of post-removal site control, consistent with the provisions of Section 300.415(k) of the NCP. The nature of the removal, elimination of all air and surface threats, is , however, expected to eliminate the need for post-removal site control.

The response actions described in this memorandum directly address actual or threatened releases of hazardous substances, pollutants or contaminants at the facility which may pose an imminent and substantial endangerment to public health and safety, and to the environment. These response actions do not impose a burden on affected property disproportionate to the extent to which that property contributes to the conditions being addressed.

B. Estimated Costs**Extramural Costs:**

Extramural Cleanup Contractor (See Attachment II)	\$ 400,000
15% Contingency	<u>60,000</u>
Subtotal	\$ 460,000
Total TAT	\$ 64,000
Subtotal, Extramural Costs	\$ 524,000
Extramural Costs Contingency (20% of Subtotal, Extramural Costs; round to nearest thousand)	\$ 105,000
TOTAL EXTRAMURAL COSTS	\$ 629,000

Intramural Costs:

USEPA Direct Costs [\$30 x (800 Regional hrs+80 HQ hrs)]	\$ 26,400
USEPA Indirect Costs (\$53 x 800 Regional hrs)	<u>42,400</u>
TOTAL INTRAMURAL COSTS	\$ 68,800
TOTAL REMOVAL PROJECT CEILING	\$ 697,800

**VI. EXPECTED CHANGE IN THE SITUATION SHOULD ACTION BE
DELAYED OR NOT TAKEN**

Failure to take the proposed action at the D.C. Franche site would pose an imminent and substantial threat of direct contact with hazardous substances by nearby human populations, and the threat of fire and explosion.

VII. OUTSTANDING POLICY ISSUES

No significant policy issues are associated with the D.C. Franche site.

VIII. ENFORCEMENT

The PRP's have been identified and appear unable to perform the required removal action. For administrative purposes, information concerning the enforcement strategy for this site is contained in the Enforcement Confidential addendum (Attachment I).

IX. RECOMMENDATION

This decision document represents the selected removal action for the D.C. Franche site, in Chicago, Illinois, developed in accordance with CERCLA as amended, and is not inconsistent with the NCP. This decision is based on the Administrative Record for the site (Attachment III).

Conditions at the site meet the NCP section 300.415(b)(2) criteria for a removal, and I recommend your approval of the proposed removal action. The total project ceiling if approved will be \$697,800. Of this, up to \$565,000 may be used for extramural cleanup contractor costs.

APPROVED:

Wm. C. Myers
DIRECTOR,
WASTE MANAGEMENT DIVISION

DATE:

6/13/95

DISAPPROVED:

DIRECTOR,
WASTE MANAGEMENT DIVISION

DATE:

Attachments:

- I. Enforcement Confidential Addendum
- II. Detailed Contractor Cost Estimate
- III. Administrative Record

cc: T. Johnson, 5202-G

Don Henne, USDOJ

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EERB Site File (Earl Brennenman, SF Central File Room)
R. Dumelle, Contracting Officer
B. Benning, On-Scene Coordinator, HSE-5J
A. Warren, Attorney, ORC, CS-29A
B. Ryczek, Enforcement Specialist, HSE-5J

ENFORCEMENT ADDENDUM

Redacted - not relevant to the selection of the removal action.

ATTACHMENT II
DETAILED CONTRACTOR COST ESTIMATE
D.C. FRANCHE & COMPANY

PERSONNEL	\$160,000
EQUIPMENT	50,000
MATERIALS	25,000
SUBCONTRACTORS	25,000
TRANSPORTATION	20,000
DISPOSAL	<u>120,000</u>
TOTAL	\$400,000

ATTACHMENT III
U.S. ENVIRONMENTAL PROTECTION AGENCY
REMOVAL ACTION

ADMINISTRATIVE RECORD
FOR
D.C. FRANCHE METAL COATING SITE
CHICAGO, COOK COUNTY, ILLINOIS

ORIGINAL
MAY 26, 1995

<u>DATE</u>	<u>AUTHOR</u>	<u>RECIPIENT</u>	<u>TITLE/DESCRIPTION</u>	<u>PAGES</u>
00/00/00	Ecology and Environment,	Nabasny, G., U.S. EPA	Site Assessment Report (PENDING)	—
00/00/00	Benning, B., U.S. EPA	Muno, W., U.S. EPA	Action Memorandum (PENDING)	